

The HCV Connect

Program Updates, tools and tips to help with HCV Program administration.

November 2023

ANNOUNCEMENTS

Revocation and Reallocation of Emergency Housing Voucher Awards CY2024

On October 13th, 2023, HUD published [PIH Notice 2023-31](#) which explains HUD's process for a second revocation and reallocation of Emergency Housing Voucher (EHV) awards for Calendar Year 2024. As part of this process, the notice updates the award allocation formula found in section 4 of the Notice PIH 2021-15 in connection with the reallocation of these EHV awards.

Prohibition on Emergency Housing Voucher Issuance upon Turnover

HUD recently updated the [EHV Data Dashboard](#) and created a [new exception report dashboard](#) to help PHAs and stakeholders track remaining EHV leasing authority. As of October 1, 2023, a large percentage of EHV PHAs may not issue new EHV vouchers. **If you administer an EHV program, PLEASE check your status** on these dashboards and review [PIH Notice 2023-14](#) for more information on the prohibition on voucher re-issuance.

On-Boarding Wave 1 PHAs to eVMS



The eVMS team is happy to announce the onboarding of nearly 100 PHAs during the month of November 2023! The selected PHAs were notified via email, but everyone can view the wave 1 training materials, see the rollout timeline, and learn more how to prepare for eVMS migration on the [eVMS website](#).

EVMS will reduce PHA reporting burden and improve the HUD payment process by automatically calculating the housing assistance payments (HAP) PHAs receive from HUD using the family-level data that PHAs already submit to HUD.

Upcoming NSPIRE Deadlines

PHAs are reminded of a few upcoming deadlines for the National Standards for the Physical Inspection of Real Estate (NSPIRE) for the Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) programs. As announced on September 28, 2023, in the [Federal Register](#), HUD extended the compliance date for when NSPIRE replaces Housing Quality Standards (HQS) as the inspection standards for the HCV and PBV programs until October 1, 2024.

- **PHAs are reminded that the deadline for notifying HUD whether they will continue with HQS as previously defined or convert to NSPIRE is November 15, 2023.** The PHA must report the decision to continue using HQS or another approved alternative standard to HUD by sending an email to NSPIREV_AlternateInspection@hud.gov with a courtesy copy to their local Field Office representative. The email's Subject line must read "Notification of Extension of HQS, [PHA Code]" and the body of the email should include the PHA name, PHA code, a statement that HQS will continue to be used, and what date the PHA tentatively plans to implement NSPIRE (which may be no later than October 1, 2024).
- **All unvented, fuel-burning space heaters must be removed as of January 1, 2024. The deadline for PHAs to provide all owners and currently assisted families with a written notice to remove unvented, fuel-burning space heaters by this date was November 1, 2023.** NSPIRE will no longer allow for the use of unvented, fuel-burning space heaters because of the risk of carbon monoxide exposure. See [Notice PIH 2023-28](#), the Administrative Notice for NSPIRE for HCV and PBV programs for more information.

As a reminder, HUD made an optional checklist as an [Excel](#) and [PDF](#) document to PHAs that implement NSPIRE anytime on or after October 1, 2023. Questions can be sent to NSPIRE@hud.gov.

[Click Here for More Information on NSPIRE](#)

Updated MTW HCV Utilization Dashboard

The [MTW HCV Utilization Dashboard](#) is back after completing several changes to the layout. The dashboard provides a picture of how MTW PHAs are currently using their HCV funds as well as future plans of HCV reserves. The dashboard is available along with other resources on how to report HCV reserves in the Voucher Management System. Please direct any questions to mtwunspentfunds@hud.gov.

New Form HUD-9886-A Available

In preparation for implementing the HOTMA Income and Assets Final Rule, PIH has posted the OMB-approved [HUD-9886-A](#) form which will eventually replace the HUD-9886 Authorization to Release Information/Privacy Act Form for use in the Public Housing and Housing Choice Voucher programs. Adult family members only need to sign this form one time instead of annually. PHAs may not begin using the new form until January 1, 2024.

For more information about implementing this new form, see [PIH Notice 2023-27 Implementation Guidance: Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 \(HOTMA\)](#).

Updated Form Translations Available on HUDCLIPS

HUD has expanded and updated the HCV Program form translations available on HUDCLIPS. Commonly used forms (HUD-52646 Voucher, HUD-52517 Request for Tenancy Approval, HUD-52641 HAP Contract, HUD-52641A Tenancy Addendum, and HUD-52530C PBV Tenancy Addendum) are now available in 19 languages, including English, Spanish, Arabic, Amharic, Simplified Chinese, Traditional Chinese, Dari, French, German, Haitian Creole, Hmong, Khmer, Korean, Portuguese, Russian, Somali, Tagalog, Ukrainian, and Vietnamese.

[Click Here to View these Forms on HUDCLIPS](#)

HCV Homeownership Administrative Fee Increase

On October 26, 2023, HUD published a revision to [PIH Notice 2023-07](#) (Originally Issued April 4, 2023), Implementation of the Federal Fiscal Year (FFY) 2023 Funding Provisions for the Housing Choice Voucher Program. The revised notice implements the increase of HCV Homeownership Program administrative fees from \$200 per closing to \$1,000 per closing, starting with closings reported in the month of September 2023. In addition, HUD will also fund a one-time \$500 special fee for each newly created HCV Homeownership Program at any PHA in CY 2023. This special fee increase also applies to Homeownership closings in the Moving-To-Work (MTW) Homeownership program, and the Family Self-Sufficiency program (HCV only).

EVENTS AND TRAININGS

Quarterly Update on Cash Assistance Programs and Housing (Hybrid Event)

On November 16, 2023, HUD's Office of Policy Development & Research (PD&R) will host a hybrid (in-person and virtual) PD&R Quarterly Update on cash assistance programs and housing. Across the country, hundreds of guaranteed income programs are pioneering a new model of assistance to low-income households by providing direct payments to participants. In this Quarterly Update, PD&R will bring together practitioners, government officials, researchers, and funders to better understand these guaranteed income programs and their impact on housing opportunities, highlighting Philadelphia's PHLHousing+ program and the Denver Basic Income Project.

[Click Here to Register](#)

Reminder of HCV Utilization Webinar Series

The third Thursday of every month we host an HCV Utilization Webinar. These webinars are intended to update HCV Program Administrators and stakeholders on recent program changes and highlight best practices in program administration.

Upcoming topics:

- [Mobility Best Practices \(November 16, 2 – 3PM Eastern\)](#)
- [Preparing for 2024 Funding \(Dec 21st, 2 – 3PM Eastern\)](#)

Can't make a webinar? Don't worry. They are all recorded and posted on the [Past Trainings and Webinars site](#).

[Click Here to Register](#)

Webinar Highlighting PHA Best Practices Leveraging Technology is Available

The HCV Utilization Webinar in October featured three PHAs presenting innovative IT projects that have streamlined day to day operations and/or had a direct impact on the level of customer service being provided to program participants. They include:

- A custom Housing Search Portal, by the Boston Housing Authority
- Integrating AI into the tenant leasing and inspection workflows, Dallas Housing Authority
- Automated tenant leasing process, King County Housing Authority

[Click Here to View a Recording](#)

HCV UTILIZATION TOOL UPDATES



HCV Program
Utilization
Tools

The HCV program requires program administrators to make regular adjustments to reflect funding levels and local market conditions. HUD provides resources on the [HCV Utilization Tools site](#) to help PHAs forecast the impact of different program adjustments and voucher issuance decisions. Here are recent HCV Utilization Tool updates:

We highly encourage all HCV Administrators to use the Two-Year Tool to make program decisions during this change in funding year. The Two-Year Tool provides the most current 2024 PHA-level inflation factors (along with proration and offset estimates). The inflation factors you see in the Two-Year Tool are a conservative estimate and will be updated as we gather more information about 2024 funding levels.

For additional assistance preparing for 2024 funding, please contact your local Field Office and attend the HCV Utilization Webinar on Thursday, December 21st

[Click Here to Register](#)

New Two-Year Tool Functionality

For those who pay for Two-Year Tool+, you will notice a new little addition to the Tool-generating process: a question that asks if the user wants to carry forward the previous success rate tracking information (the default is yes). Much like the data carried forward for, say, success rates, this information comes from the most recent Two-Year Tool submitted internally by HUD. While the TYT has had a, basically, copy and paste feature in there for years to move the data from one TYT to the next, this should help save some time for those that like to keep that success rate tracking information in each new TYT.

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